

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

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ALLISON LENDING LLC,

Plaintiff,

7:24-cv-07956-PMH

-against-

CROTON DEVELOPMENT LLC,  
VASEL BALBONA,

Defendant(s).

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**ATTORNEY DECLARATION IN FURTHER SUPPORT OF ORDER TO SHOW  
CAUSE FOR A DEFAULT JUDGMENT OF FORECLOSURE AND SALE**

I, ALAN H. WEINREB, declare as follows:

1. I am a partner of Margolin, Weinreb & Nierer, LLP, attorneys for the Plaintiff Allison Lending LLC (“Plaintiff”), and I am fully familiar with all the pleadings and proceedings heretofore had herein.
2. I submit this declaration in further support of Plaintiff’s Order to Show Cause for Default Judgment of Foreclosure and Sale.
3. Annexed hereto as Exhibit “A” is a true and correct copy of a public inmate record from the Westchester County Jail Inmate Search showing that Defendant Vasel Balbona was booked on January 16, 2025, and remains in custody as of the date of this filing.
4. Annexed hereto as Exhibit “B” is a true and correct copy of the public NYS Department of Corrections and Community Supervision (DOCCS) inmate lookup result reflecting that Balbona was released from state custody on November 2, 2023.
5. These records are submitted to rebut the assertion in Defendant’s opposition that he was hospitalized or otherwise unavailable to be personally served on December 17, 2024.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: Syosset, New York  
May 16, 2025

MARGOLIN, WEINREB &  
NIERER, LLP

By: /s/ Alan H. Weinreb  
Alan H. Weinreb, Esq.  
Attorneys for Plaintiff  
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# **Exhibit “A”**

**Westchester Inmate Public** **JID #:****190473****NAME (Last Name, First Name)**

BALBONA, VASEL

**BIRTH DATE**

01/01/1963

**ALIAS****BOOKING #****CUSTODY STATUS****BOOKING DATE****NEXT COURT DATE**[2025000129](#)

ACTIVE-IN

01/16/2025

06/12/2025

 

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For additional information, contact the Westchester County Department of Correction at (914) 231-1000.

System response times may vary depending on network traffic.

# Exhibit “B”

## Department of Corrections and Community Supervision

Find an offender → Incarcerated Lookup

### Incarcerated Lookup

[Start a New Search](#)

[< Back to Search Results](#)

#### BALBONA, VASEL

DIN: **23R0335**

Race/Ethnicity: Date of (age):

Birth:

WHITE 01/01/1963 62 years old

Custody Status: RELEASED

Housing / Releasing Facility: COLLINS

County of Commitment: WESTCHESTER

Date Received (original): 02/09/2023

Date Received (current): 02/09/2023

Admission Type:

Latest Release Date / Type (Released Only): 11/02/23 PAROLE DIV OF PAROLE

**Crimes of Conviction:** If all crime fields below contain data, there may be additional crimes not shown here. The crimes shown here are those with the longest sentences as of 05/16/2025)

Crime	Class
AGG DWI:2 PRIOR CONV-10 YRS	D

### Sentence Terms and Release Dates

Under certain circumstances, an incarcerated may be released prior to serving their minimum term and before the earliest release date shown for the individual. As of 05/16/2025

**Aggregate Minimum Sentence** 2 Years, 0 Months, 0 Days

**Aggregate Maximum Sentence** 6 Years, 0 Months, 0 Days

**Earliest Release Date**

**Earliest Release Type**

**Parole Interview Date** 01/2024

**Parole Interview Type** APPROVED OPEN DATE/6 MO AFT INIT APPEAR

<b>Parole Eligibility Date</b>	11/04/2023
<b>Conditional Release Date</b>	11/04/2025
<b>Maximum Expiration Date</b>	08/04/2026
<b>Maximum Expiration Date for Parole Supervision</b>	
<b>Post Release Supervision Maximum Expiration Date</b>	
<b>Parole Board Discharge Date</b>	

Information [Data Definitions](#) are provided for most of the elements listed above.

## Department of Corrections and Community Supervision

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